4.1 AESTHETICS

This EIR section analyzes the potential for adverse impacts on the existing character and visual quality of the project site and its surroundings resulting from implementation of the proposed project. Issues scoped out from detailed analysis in the EIR include the potential to damage scenic resources within a state scenic highway, as the project site is situated along Goldenwest Street, which is not a designated scenic highway. Data used to prepare this section were summarized from the Visual Resources Technical Report prepared for the proposed project (included as Appendix 2). Full bibliographic entries for all reference materials are provided in Section 4.1.5 (References) at the end of this section.

All comments received in response to the Initial Study/Notice of Preparation (IS/NOP) circulated for the proposed project were taken in to consideration during preparation of this Environmental Impact Report, and if relevant, have been addressed in this section or others within this document.

4.1.1 Environmental Setting

Visual Character of Central Park

The proposed project site is a 5-acre site located within the southern portion of a 14-acre undeveloped area within the 356-acre City of Huntington Beach (City's) Central Park. As stated within the City's General Plan, Central Park is considered a "landmark," which is defined as a significant reference point that helps identify a particular area in the City. Of the 356-acre park, approximately 266 acres (including the 45-acre Sports Complex, Main Library, the Shipley Nature Center, Equestrian Center, Huntington Lake, and Sully Miller Lake) are developed, and the remaining approximately 90 acres are undeveloped. The original landscaping design for the park was based on a "Tom Sawyer" theme and the landscaping program for the park consists of large groves of trees and lush vegetation. Currently, areas of old growth vegetation are dispersed throughout the park. Numerous large trees and grassy knolls within Central Park are readily visible from Goldenwest Street.

Visual Character of Project Site

The project site is generally flat, sloping from east to west, away from Goldenwest Street, from an elevation of approximately 26 feet above mean sea level (MSL) at the southeast corner of the site, to 14 feet above MSL at the southwest corner of the site.[5] The site is bounded by a natural mesa and Goldenwest Street on the south and east sides, which are located at an elevation of approximately 39 feet MSL.[6] Therefore, these areas are elevated between 13 and 25 feet above the project site. A stockpile of soil, or earthen berm, is on the north approximately 8 feet high,[7] and to the west there is open parkland that gradually slopes downward, away from the project area. The large earthen berm, which frames the northern boundary of the site, slopes from Goldenwest Street towards the west bisecting the

[5] Ninyo & Moore, *Preliminary Geotechnical Investigation*, 2007.
[6] Fuscoe Engineering, Conceptual Grading and Utility Plan, 2007 (Figure 3-7 [Project Description])
[7] SWCA, *Cultural Resources Survey and Testing Report*, 2007.

approximate center of the 14-acre undeveloped area. The project site is characterized by barren dirt, minimal, scattered vegetation, and is void of any structural development.

Surrounding Uses

Surrounding land uses also include residential uses to the west and north. The equestrian center and additional undeveloped land is located south of the disc golf course within Central Park. Bolsa Chica is located beyond the Central Park boundaries to the southwest, extending to Pacific Coast Highway. South of the Sports Complex, along Goldenwest Street at Ellis Avenue, is a mobile home park. Sully Miller Lake, a former transfer station, and industrial and commercial uses are located further southeast along Ellis Avenue and Gothard Street.

Adjacent surrounding uses are as follows:

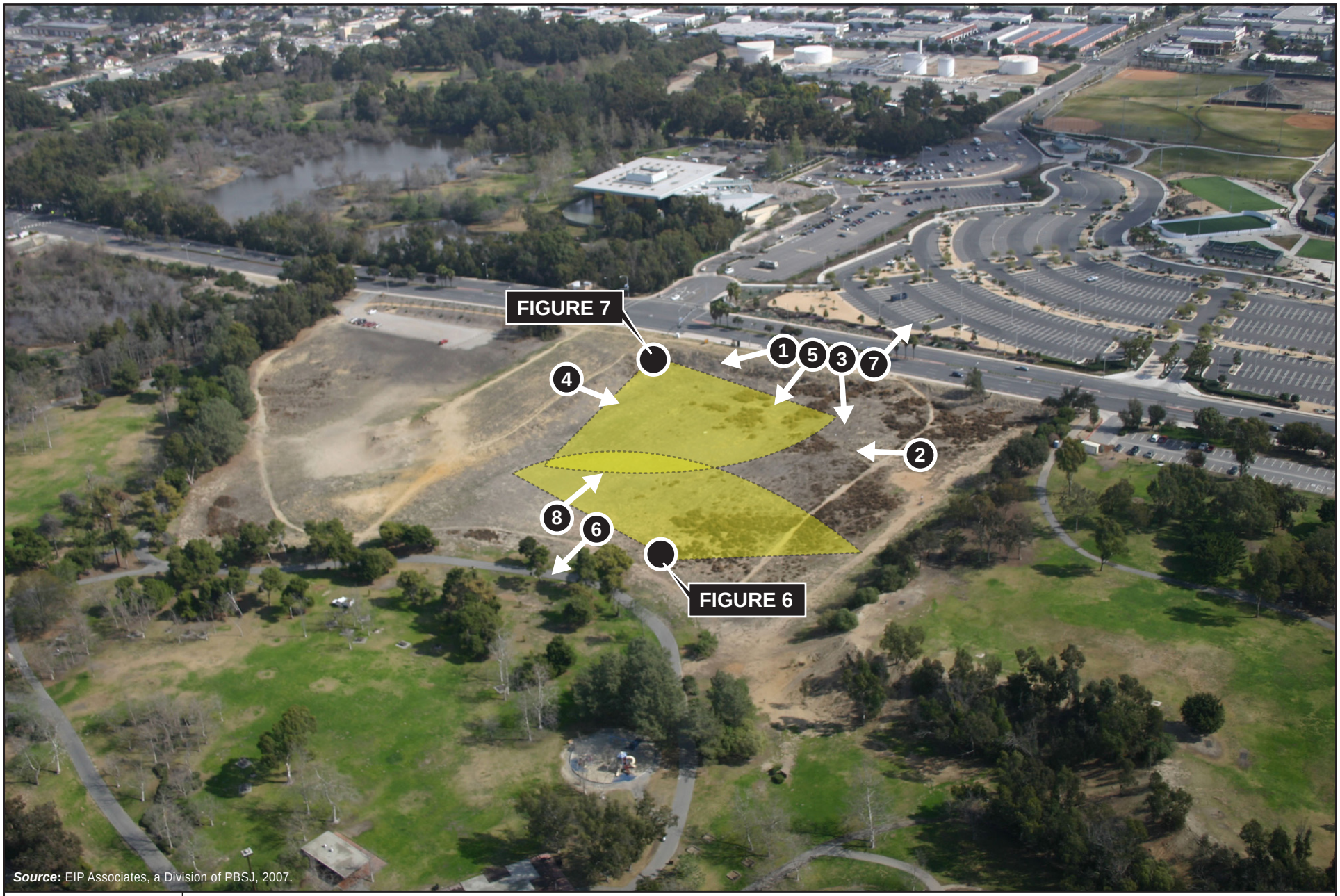
- **East (across Goldenwest Street):** Surface parking lots/Sports Complex and Central Library
- **North:** Undeveloped area/Shipley Nature Center
- **West:** Passive parkland
- **South:** Huntington Beach Disc Golf Course/Equestrian Center

Existing Viewsheds

Views of and from the project area are varied, depending on the vantage point. From the Goldenwest/Talbert intersection, views east of Goldenwest Street are comprised of developed community facilities including Central Library, large areas of surface parking, and the Sports Center complex. To the west, views include vacant lands (including the project site), as well as the adjacent disc golf course, Shipley Nature Center area, and passive parkland (group picnic and open turf areas).

Because the project site is currently vacant, publicly accessible views across the site to nearby uses are available. These views are comprised primarily of landscaped parkland and numerous mature trees to the north (beyond the 14-acre undeveloped area), west, and south. Landscaping is sufficiently dense such that background/distant views remain of trees and other old mature vegetation.

Figure 4.1-1 through Figure 4.1-5 depict the existing conditions on and surrounding the site. Figure 4.1-1 (Viewshed Legend) identifies the location of photos taken to depict existing project site characteristics. Specifically, views to the north include the sloping earthen berm, and mature vegetation beyond (Figure 4.1-2 [Views Looking North]). Views to the south are dominated by the disc golf course, which is located at an elevation above the project site, and its turf and mature trees (Figure 4.1-3 [Views Looking South]). Passive parkland to the west is located at generally the same elevation as the project site, and includes a paved pathway, grassland, picnic tables, and scattered trees (Figure 4.1-4 [Views Looking West]). The site is bordered on the east by Goldenwest Street, beyond which the Sports Center and associated surface parking are visible. Signage, open surface parking lots, and lighting associated with the adjoining uses are the dominant visual characteristics towards the east (Figure 4.1-5 [View Looking East]).



***Source*:** EIP Associates, a Division of PBSJ, 2007.

EIP ASSOCIATES
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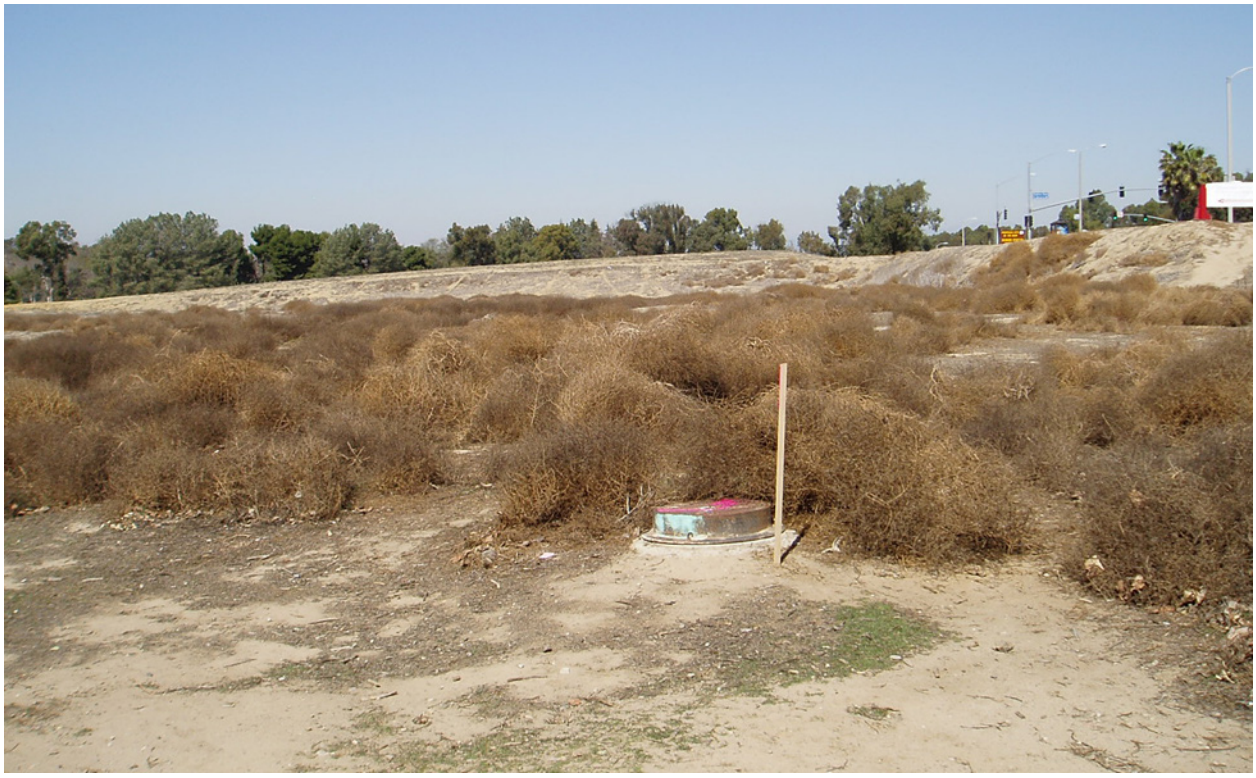
FIGURE **4.1-1**
Viewshed Legend

D21314.00

Huntington Beach Senior Center EIR

06057 | JCS | 07

View 1: Looking Northwest Towards Passive Parkland from Eastern Boundary



View 2: Looking Towards Earthen Berm from Southern Boundary

***Source*:** EIP Associates, a Division of PBS&J, 2007.

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FIGURE **4.1-2**

Views Looking North

D21314.00

Huntington Beach Senior Center EIR

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View 3: Eastern Boundary Looking Southwest Towards Disc Golf Course

View 4: Northern Boundary Looking Towards Disc Golf Course

***Source*:** EIP Associates, a Division of PBS&J, 2007.

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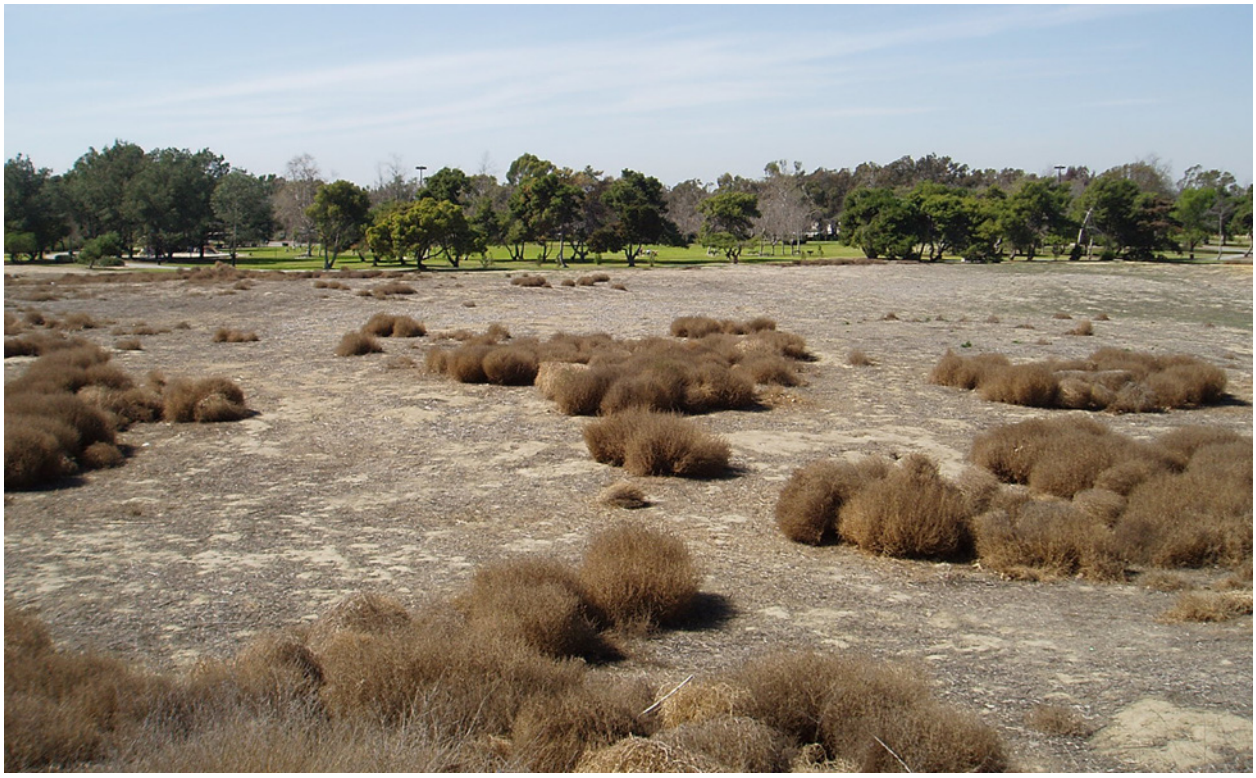
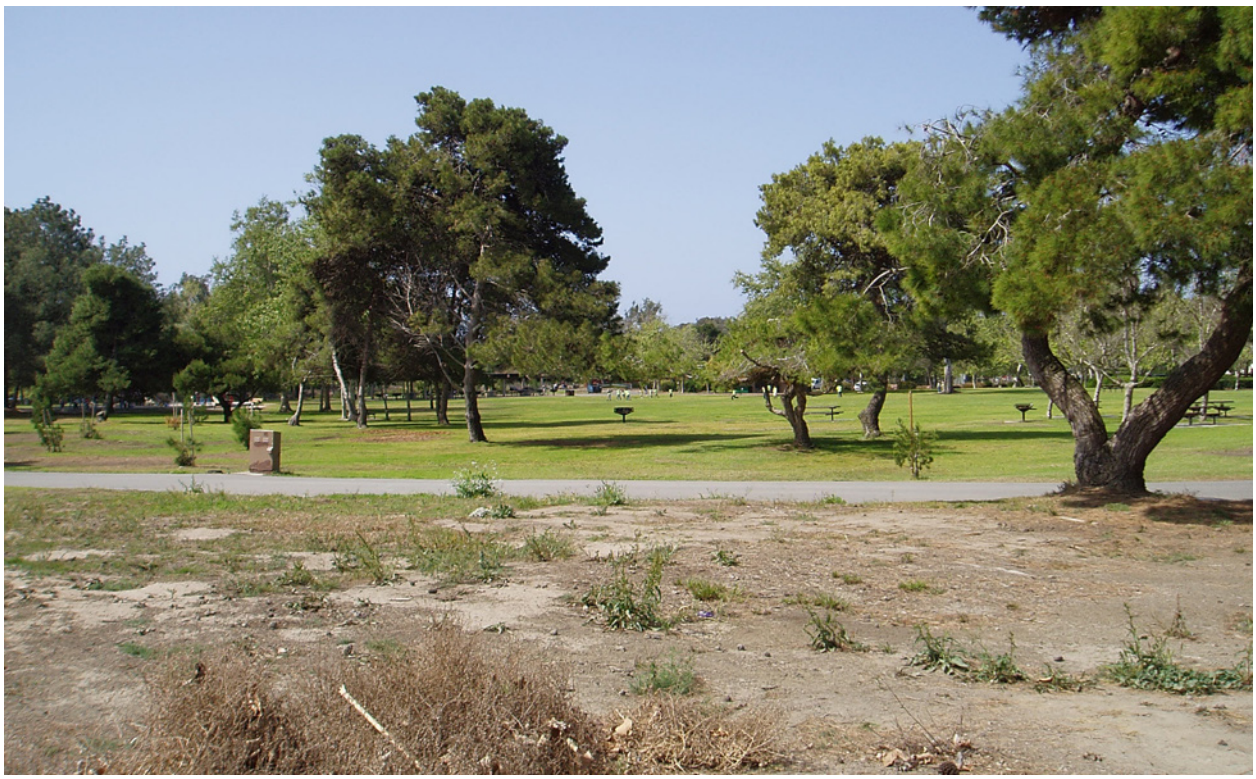
FIGURE **4.1-3**

Views Looking South



View 5: Looking Towards Passive Parkland from East



View 6: Western Boundary Looking Off Site

***Source*:** EIP Associates, a Division of PBS&J, 2007.

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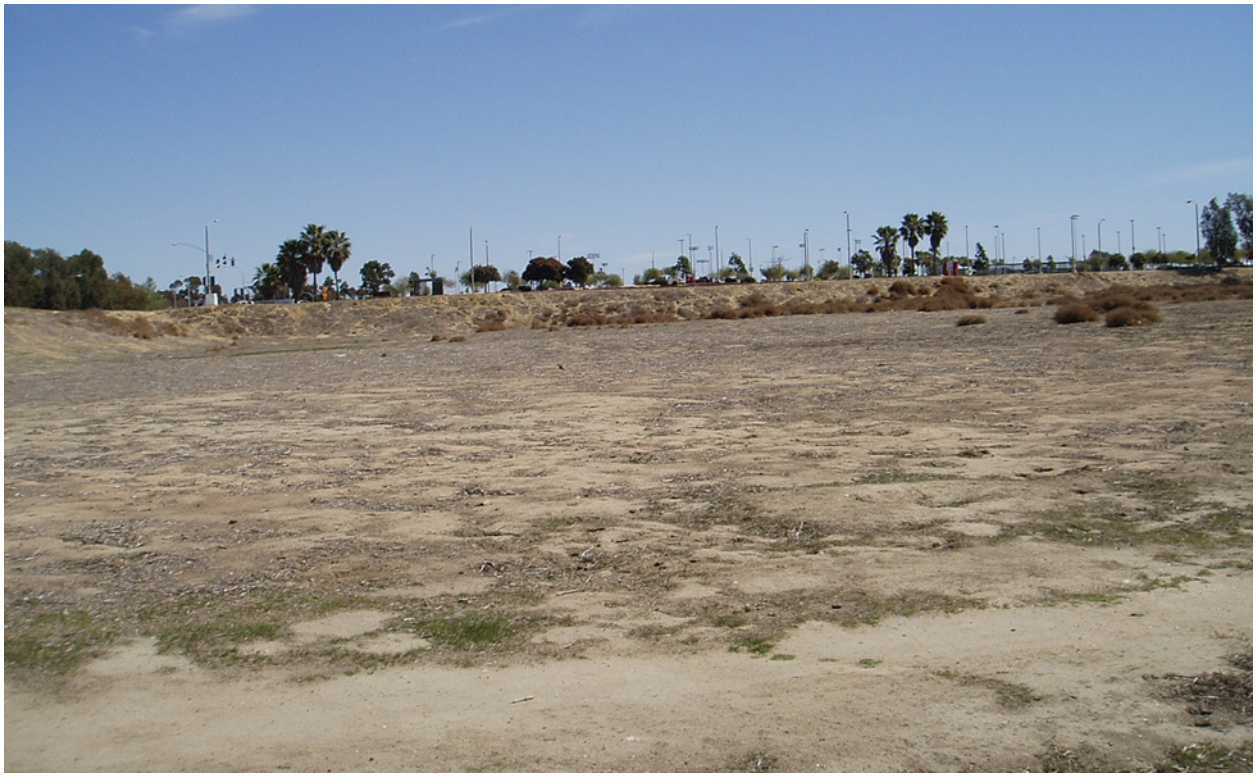
FIGURE **4.1-4**

Views Looking West

View 7: Looking Off Site Across Goldenwest Towards Surface Parking and Lights



View 8: Western Boundary Looking Towards Goldenwest

***Source*:** EIP Associates, a Division of PBS&J, 2007.

EIP ASSOCIATES

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FIGURE **4.1-5**

Views Looking East

Due to the nature of the surrounding uses, views of the site from adjacent areas are all publicly accessible views. These views of the site are available from Goldenwest Street, from the disc golf course, and from the adjoining passive parkland. However, views of the project site are not readily available from the Shipley Nature Center and undeveloped parkland to the north due to the presence of the large earthen berm at the north edge of the development area.

Night Lighting and Glare

No night lighting currently exists on site. In the surrounding area, nighttime lighting is predominantly associated with the library, Sports Complex, and associated parking lots. The existing streetlights along Goldenwest Street and vehicle headlights also contribute to nighttime illumination in the project area. Security lighting within Huntington Beach Central Park is currently limited to the equestrian center, the disc golf course, the Central Library parking lot and Sports Complex, and the Park, Tree and Landscape Maintenance Yard, Mobile Home Park, Youth Shelter, and various concessions (i.e., Park Bench Café.) Implementation of the proposed project would introduce new sources of night lighting to the area.

Presently, there are limited sources of glare in the surrounding area. The glass and reflective surfaces of Central Library may present a source of glare; however, this effect would be limited to the areas immediately surrounding the library structure, which is not visible from the project site. As the project site is undeveloped, there are no sources of glare that currently exist on site. As such, the proposed project would introduce new sources of glare to the project area.

4.1.2 Regulatory Framework

Federal

There are no federal regulations related to aesthetics that apply to the proposed project.

State

The State of California Department of Transportation designates scenic highway corridors. The project site is not visible from any existing designated (or eligible) scenic highways. The nearest eligible scenic highway is Pacific Coast Highway, located approximately two miles south of the site.

Regional

The County of Orange General Plan Land Use Element (2005) contains a Scenic Highway Plan. However, the project site is not located within any designated Landscape or Viewscape Corridor within this General Plan. The nearest designated Viewscape Corridor is Pacific Coast Highway, located approximately two miles south of the site.

Local

The City of Huntington Beach addresses aesthetic considerations for development in the City in various City documents. Specifically, the City of Huntington Beach General Plan Elements contain policies relevant to the visual quality and character of the proposed project.

General Plan Urban Design Element

Goal UD 1 Enhance the visual image of the City of Huntington Beach.

Objective UD 1.3 Strengthen the visual character of the City's street hierarchy (i.e., major, primary, etc.) in order to clarify the City's structure and improve Citywide identity.

Policy UD 1.3.1 Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

Policy UD 1.3.3 Provide for the implementation of additional streetscape improvements in the corridors (Goldenwest Street [Reflect Corridor's District Variety]—Reflect the park and civic imagery as the street passes through the Central Park/Library area.)…through public capital improvement programs, business district improvements, or other techniques as funding is available.

Consistency Analysis

The proposed project would construct a new senior center within Central Park adjacent to Goldenwest Street, which is a designated "Primary Path/Image Corridor" within the Urban Design Element. In the vicinity of the project site along Goldenwest Street, the eastern side of the streetscape is framed by landscaped parking lots associated with the Central Library and Sports Complex. The western side of the streetscape, which includes the project site, is barren and provides no distinct visual characteristics. This barren expanse along Goldenwest Street lacks the park-like characteristics that are visible in the background beyond the undeveloped project area, as well as the manicured landscaping associated with the Central Library and Sports Complex on the eastern side of the street. As discussed in the Urban Design Element, this primary path lacks the characteristics that provide distinct identity and clarity of location, due in part, to the lack of consistent landscape.

Because Goldenwest Street is at a higher elevation than the project site, implementation of the project would result in development of a new structure that would be located down-grade from the street frontage. The project would incorporate design guidelines that would adhere to City standards (including

streetscape standards) and include substantial landscaping to soften the hardscape. The inclusion of landscaping would aide in establishing this segment of Goldenwest Street as a distinct park and civic corridor. The proposed project would therefore, not conflict with the policies identified in the Urban Design Element of the General Plan.

Circulation Element

Goal CE 7 Maintain and enhance the visual quality and scenic views along designated corridors.

Objective CE 7.1 Enhance existing view corridors along scenic corridors and identify opportunities for the designation of new view corridors.

Policy CE 7.1.6 Require any side slopes and earthen berms adjacent to roadways be landscaped appropriately to minimize visual impacts along scenic highways.

Policy CE 7.1.7 Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments.

Objective CE 7.2 Integrate scenic highway systems with open space and recreational corridors, enhancing public spaces and providing appropriate transitions between differing uses.

Policy CE 7.2.2 Require that all landscaping located within designated scenic highways, major urban scenic corridors, minor urban scenic corridors, and landscape corridors be designed in accordance with standards in the Scenic Highway Plan.

Consistency Analysis

Goldenwest Street is a designated "Landscape Corridor" within the area of the project site (from Slater to Pacific Coast Highway). The earthen berm located at the northern portion of the project site, perpendicular to Goldenwest Street, would serve as the access point into the project site. This access way would include a landscaped median and would provide landscaping consistent with City standards, including the Scenic Highway Plan. Consequently, implementation of the proposed project would not conflict with the policies identified in the Circulation Element.

4.1.3 Project Impacts and Mitigation

■ Analytic Method

A qualitative assessment of visual impacts was prepared by evaluating the existing visual setting and comparing it to visual conditions assumed to occur under the proposed project. The project site and surrounding uses were observed, and photographs were taken to determine the short- and long-term visual effects of the proposed project. Policies from the City's General Plan and applicable zoning ordinances were identified to determine if the project design was consistent with these adopted plans.

Thresholds of Significance

The following thresholds of significance are based on Appendix G to the 2007 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact if it would do any of the following:

- Have a substantial effect on a scenic vista
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway
- Substantially degrade the existing visual character or quality of the site and its surroundings
- Create a new source of light or glare which would adversely affect day or nighttime views in the area

Effects Not Found to Be Significant

Threshold	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The State of California Department of Transportation designates scenic highway corridors. The project site is not within a state scenic highway; nor is the project site visible from any (officially designated or eligible) scenic highway. In addition, as the project site is presently undeveloped and characterized by disturbed soil, the site does not contain scenic resources including trees, rock outcroppings, or historic buildings. No impact would occur, and no further analysis of this issue is required in the EIR.

Worth noting, although the project site is not located along a state designated scenic highway, Goldenwest Street is a locally designated Landscape Corridor within the City's General Plan. A discussion of this local designation and the project's potential impacts relating to it are discussed below under Impact 4.1-2.

Impacts and Mitigation Measures

Threshold	Would the project have a substantial adverse effect on a scenic vista?

Impact 4.1-1 Implementation of the proposed project would not have a substantial effect on a scenic vista.

Scenic vistas may generally be described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, setting, or feature of interest). Panoramic views are typically associated with vantage points that provide a sweeping geographic orientation not commonly available. Examples of panoramic views include urban skylines, valleys, mountain ranges, or large bodies of water. Focal views are generally defined to include views of natural landforms, public art/signs, and visually important structures, such as historic buildings.

Development of the proposed project would place a 45,000-square-foot (sf), one-story structure on a currently vacant lot. The average height of the structure would be approximately 30 feet; however,

parapets, vaulted ceilings, and other architectural features could reach up to 46 feet. Views across the project site towards adjacent parkland areas and associated landscaping would be partially obscured by the proposed development. The development itself would include landscaped areas and the building footprint of approximately one acre represents approximately 20 percent of the 5-acre project site, less than 10 percent of the total 14-acre undeveloped area.

Figure 4.1-6 identifies views across the site to the northeast under current conditions and as they could appear after development occurs. This vantage point is representative of views from the passive recreation area located to the west of the site. It should be noted that the visual simulations are based upon preliminary site diagrams, and are most useful for assessing views that would be lost, rather than providing an analysis of the architectural/design quality of the proposed development. The simulations are intended to serve as a general assessment of building heights and massing and approximately depict the overall appearance of the structures. As shown in the "before" image, mature landscaping to the north is visible beyond the dirt lot in the foreground, although it is partially obscured by the change in elevation that occurs at the site's northern boundary due to the earthen berm. Landscape vegetation and light fixtures associated with the adjacent community facilities are visible to the east, across Goldenwest Street. The "after" image shows that views of the existing barren dirt lot would be replaced by views of the senior center, associated open space, parking area, and landscaping. Views of Goldenwest Street would be partially obscured by the proposed development. However, these views of the street and development are not considered scenic. Mature trees visible to the north, as well as the east in the distance, would be replaced by views of landscaped trees along with the senior center building in the foreground. Distant treetops would remain partially visible.

Views of the project site from the Shipley Nature Center located to the north of the site are presently obstructed by the large earthen berm at the northern boundary of the site. Views from the disc golf course of and across the site would change. Current views from this amenity consist of the barren dirt lot, the earthen berm, and vegetation in the background towards the Shipley Nature Center. View 2 (Figure 4.1-2) represents an approximate location of this viewshed; however, because the disc golf course is located at a higher elevation than the project site, the actual views would look down upon the project area. The present viewshed from the disc golf course towards the project site is not considered a scenic amenity. As noted, the disc golf course is at an approximate elevation of 39 feet above MSL. At finish grade, the elevation of the project site would be approximately 22.5 feet above MSL, which would provide a 16.5 foot difference between the project site and surrounding slopes. As shown in Figure 3-5 and Figure 3-6 within Section 3.0 (Project Description), the average height of the structure would be approximately 30 feet; however, parapets, vaulted ceilings, and other architectural features could reach as high as 46 feet.[8] Thus, the average roofline of the senior center would extend up to 13.5 feet higher than the slopes, and architectural features could extend an additional 16 feet above the average roofline. Therefore, views north from the disc golf course would be partially obstructed by project development, and views would change from open space to a structure and parking area.

Figure 4.1-7 identifies the view across the site to the southwest, which consists of the barren dirt lot in the foreground, with grassland and numerous mature trees in the background. One can see the trees that

[8] KKE Architects, Preliminary Elevations, 2007

run along the disc golf course and within the passive parkland area. The dirt lot, visible in the foreground, would be replaced with the senior center and the primary component of the viewshed would become that of a developed building, instead of open space and vegetation. As previously noted, although the slopes surrounding the project site to the east (at Goldenwest Street) and south (at the disc golf course) are higher in elevation than the project site, the average roofline areas of the senior center would extend up to 13.5 feet higher in elevation than these slopes, and architectural features could extend an additional 16 feet higher than the average roofline.

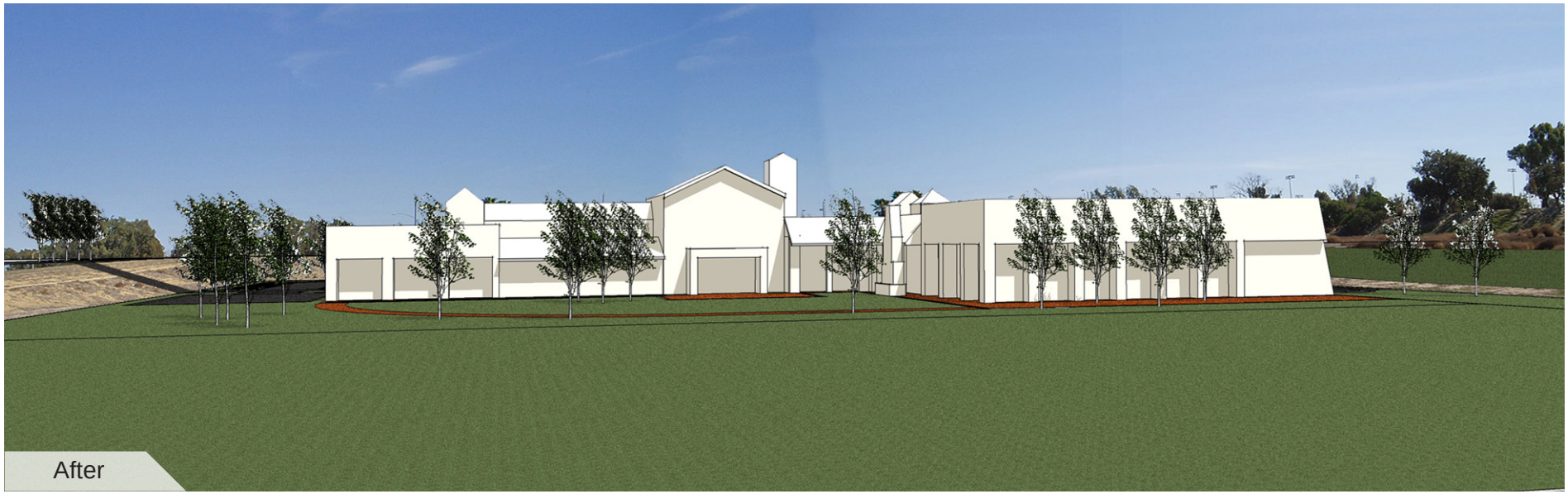
Therefore, foreground views of the proposed project would partially block views of the disc golf course from the east. Unencumbered open space views through the site from Goldenwest Street would be lost. However, distant views of mature vegetation would remain visible beyond foreground views of the proposed development, and the landscaping of the proposed project, when mature, would blend with the tree line along the bluff and create the impression of a large expanse of trees. Additionally, because the project site is situated at a lower elevation than the surrounding slopes to the east and south, the height of the proposed development would appear less intrusive from these areas.

In summary, views of the project site would change from open space to a developed structure. Looking east towards the project site from the passive recreation uses, development of the proposed project would block partial views of Goldenwest Street and the surface parking associated with the Sports Complex beyond. Views from Goldenwest Street towards the project site to the west would also be altered. Long-range views of the passive recreation area would be obscured by the proposed development. However, the incorporation of new landscaping associated with the project, as shown in Figure 3-8 within Section 3.0 (Project Description), would soften the hardscape materials and the proposed structure to provide a visual transition from the developed site out towards the adjacent passive park areas. Consequently, although the proposed project would introduce a structure within an existing undeveloped area, development of the proposed project would not result in an adverse effect on a scenic vista. This impact would be ***less than significant***.

Threshold	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Impact 4.1-2 Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings.

The proposed development would transform the project site from a current undeveloped area within Central Park into a one-story senior center, with associated surface parking and landscaping. While the visual character of the project area would be substantially modified from its presently vacant state, the change would not be considered adverse, as the site is currently undeveloped and consists only of weeds and dirt and appears as a large depressed area, with minimal visual characteristics. An assessment of whether visual character of a particular site is appealing or not is largely subjective. Some viewers may find the brush, weeds, and areas of barren soil on the project site unappealing and may view the project, with the substantial landscaping that will be provided, an improvement over current conditions. Other viewers may find that any open space is preferable to development.



***Source*:** EIP Associates, a Division of PBSJ, 2007.

EIP ASSOCIATES

A division of PBSJ

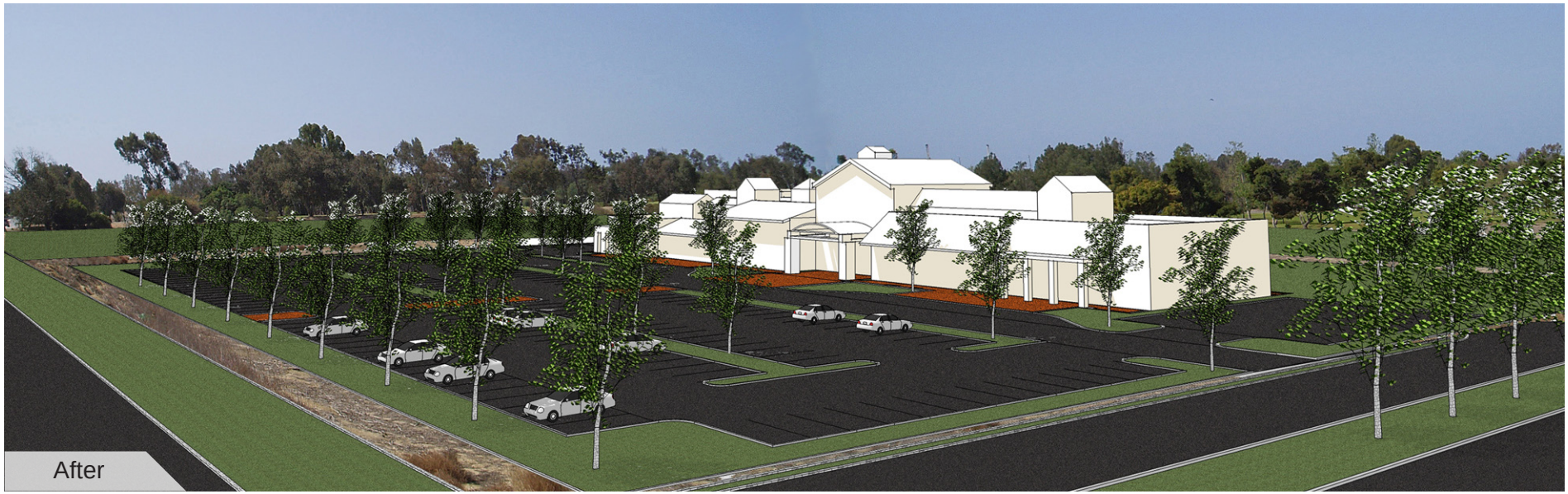
FIGURE **4.1-6**

Views Looking Northeast Before and After Project Development

D21314.00

Huntington Beach Senior Center EIR

06057 | JCS | 07



***Source*:** EIP Associates, a Division of PBSJ, 2007.

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FIGURE **4.1-7**

Views Looking Southwest Before and After Project Development

D21314.00

Huntington Beach Senior Center EIR

09011 | JCS | 07

Even though the proposed project would represent a substantially more intensive use of the site than the current undeveloped area, implementation of the setbacks from Goldenwest Street and the passive recreation area would provide a spatial transition and buffer for adjacent uses. In addition, the architecture of the proposed development would be designed to complement and be compatible with existing proximate development (i.e., Central Library). The project would incorporate design guidelines that would adhere to City standards. In addition, landscaping is proposed throughout the project site to soften and buffer views of the proposed structure, and would include potted plants, mature trees, outdoor furniture, and other amenities intended to add variety and contribute to a sense of human scale.

In addition, as Goldenwest Street is a locally designated Landscape Corridor, the introduction of new landscaping along the eastern boundary of the project site would be required to adhere to the goals and policies established in the General Plan. Because no landscaping currently exists on the project site, the introduction of such landscaping would result in an increased benefit that does not currently exist. As a result, the change in visual character from open space to development would not be considered an adverse significant impact. This impact would be considered ***less than significant***.

Threshold	Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Impact 4.1-3 Implementation of the proposed project would introduce new sources of light and glare into the project vicinity.

This analysis assesses spill light and obtrusive light and glare that could be associated with the proposed project's lighting impacts.

The following terms are used in this discussion:

- **Spill light**—The light emitted from an installation that falls outside the boundaries of the property on which the lighting system is installed
- **Obtrusive light**—Spill light that causes annoyance, discomfort, distraction, or a reduction in the ability to see essential information such as traffic signals
- **Glare**—The discomfort or impairment of vision experienced when the image is excessively bright in relation to the general surroundings
- **Foot-candle**—The recognized international unit for the measure of light (luminance) falling onto a surface

Spill light can be accurately calculated and the effects of spill light can be measured for general understanding and comparison. The effects of obtrusive light are, however, the subject of debate and technical discussion throughout the lighting industry. Attempts have been made to quantify obtrusive light, but this has proven to be difficult, as individuals have a range of reactions to the perceived effects of lighting on the environment. Typical nighttime street lighting requirements are 1 to 3 foot-candles, which is considered to be unobtrusive.

Glare created by lighting can be measured for impairment of view. A typical example of glare effects is the car headlight. When viewed directly in front of a vehicle with the headlights on full beam, vision is

impaired, resulting in disabling glare. However, when viewed from the side, the same headlights would not impair vision.

The following are examples of light levels, expressed in foot-candles:

- Bright and sunny day: 3,000 foot-candles
- Professional baseball-field lighting: 300 foot-candles
- Office: 50 to 75 foot-candles
- Residential lighting at night: 7 to 10 foot-candles
- Main road junction street lighting: 2.5 to 3.0 foot-candles
- Bright moonlight: 0.1 foot-candle

Light

The analysis includes comparing the contrast between lighting and the surrounding environment. The view of a lighted structure against a black sky is measured differently from lighting seen against normal city lights. The further from the structure the viewer is, and the more general city lights there are in the normal view along with the project lighting, the less glare the viewer would experience.

Night illumination can affect people in several ways. For example, where intense lighting is viewed against a dark background, the contrast attracts the attention of the viewer and could be considered annoying. Under low-light conditions, the human eye adjusts to the brightest light within the field of view. If the range of light intensity to which the eye is exposed is large, the eye will be relatively insensitive to the more dimly lighted areas within the field of view. In addition, increased illumination can affect the suitability of sleeping areas, use of outdoor areas at natural light levels, and privacy. The degree of impacts may be related to the degree of change from the illumination levels to which people have become accustomed.

Interior building lighting would be expected to escape the confines of the structure through windows, and outdoor security lighting would also be visible. Sensitive receptors that could be affected by building lighting include the residences located approximately ¼ mile to the west of the project site beyond the passive recreation area, and wildlife in the open areas and parkland to the north and south. During evening hours, there is minimal use of the passive recreation area directly west of the site. As such, it is not anticipated that an increase in lighting from the proposed project would result in any substantial effects to park patrons within this area.

As the site is located at a slightly lower elevation than surrounding areas to the east and south, some of the lighting from the senior center would not be directly visible. Parking lot lighting would be anticipated to be somewhat more obtrusive than the building lighting. In this case, the parking area would be situated on the east side of the site, nearest Goldenwest Street, and would thus minimize light and glare impacts on surrounding sensitive land uses from the parking standards.

The new sources of light could affect nighttime views of adjacent sensitive land uses and result in potential impacts. Normal hours of operation would extend from 8:00 A.M. to 4:30 P.M. Monday through Friday. Additional use of facilities would be permitted for classes and activities until 10:00 P.M., daily. In addition, with reservations, use of the multipurpose room and patio could be extended until 12:00 A.M. Friday and Saturday. After the senior center is closed on any given night, lighting at the project site would

be limited to building perimeter security lighting and minimal security lighting at the proposed parking lot. Lighting from the proposed building, parking lot lights, and outdoor patio lighting system could be visible from Goldenwest Street and/or light-sensitive receptors in the vicinity of the project site, including the existing residences to the west or wildlife within the surrounding undeveloped open space/park areas.

The nearest residences are located to the west of the project site more than ¼ mile away. Recognized normal sleeping hours are from 10:00 P.M. to 6:00 A.M. On weekdays, most of the lighting from the senior center would be turned off at closing (10:00 P.M.), and the security lighting that would remain on would not be considered significant and would not substantially increase ambient lighting in the vicinity after closing. Any increased lighting as a result of the proposed project would not be substantial at adjacent residences during normal periods of sleep because the development would be more than ¼ mile from the nearest sensitive receptors. On weekends, when the senior center could be open until 12:00 A.M., facility lighting would increase the ambient light in the project vicinity, but, again, as the nearest residences are more than ¼ mile away from the project site, this increase would not be considered significant.

With respect to wildlife in the adjacent park and undeveloped open space areas, increased lighting from the project site could cause a substantial adverse change in habitat (a non-lighted condition to a lighted condition, and an unoccupied condition to an occupied condition) that could adversely affect various species.

The project site is approximately 16.5 feet lower (at finish grade) in elevation than surrounding uses to the east and south, and much of the lighting from the senior center would not be directly visible to these adjacent uses unless the observer were standing on the bluffs at the disc golf course or driving along Goldenwest Street. Further, as the park is located in an urbanized region that has substantial existing nighttime lighting, the project's contribution to overall ambient lighting in the area would not be considered significant. However, as noted above, the micro-ecology of the site and adjacent open space areas could result in potentially significant impacts on sensitive species from project lighting and activities. Implementation of the following mitigation measures would be required to reduce the potential lighting impacts.

MM 4.1-3(a) *All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used where feasible to further prevent spillover off site.*

MM 4.1-3(b) *The minimum number of foot-candles deemed necessary by the City to promote effective security while controlling glare and minimizing light spillover onto adjacent areas shall be utilized in all lighting fixtures.*

MM 4.1-3(c) *Motion-sensitive security lighting shall be used on site.*

Implementation of mitigation measures MM 4.1-3(a) through (c) would reduce impacts associated with onsite lighting as the lowest levels of illumination would be required, and lighting on site would not remain on at all times during the nighttime hours. With implementation of the identified mitigation measures, this impact would be ***less than significant***.

Glare

Glare can result from daytime reflection of sunlight and vehicle headlights off building surfaces. The proposed project could include reflective surfaces (e.g., windows, colored or bare concrete building façade treatments) on large building faces. Construction materials could include glass, concrete, stucco, wood, steel, and other materials compliant with City design guidelines and architectural standards. However, substantial landscaping would be provided to soften building appearance and glare.

Glare from headlights entering and exiting the site from Goldenwest Street would be momentarily visible to uses across Goldenwest (upon exiting the site) and perhaps, distantly, the residential uses to the west and north on entering the project. No sensitive uses are located east of the proposed intersection that would be affected by vehicle headlights exiting the development. As stated previously, there is minimal use of the passive recreation area directly west of the site during the evening hours; therefore, it is not anticipated that glare from headlights (upon entering the site) would result in any effects upon park patrons within this area. Implementation of the following mitigation measures would ensure that glare would not represent a substantial increase over existing conditions.

MM 4.1-3(d) *To the extent feasible, the Developer shall use non-reflective façade treatments, such as matte paint or glass coatings.*

MM 4.1-3(e) *Trees and barrier-type vegetation should be placed on site to help shield vehicle headlights in the parking areas and access road from adjacent uses to the north and south.*

Implementation of the identified mitigation measures would ensure that the impact from glare would be ***less than significant***.

4.1.4 Cumulative Impacts

The geographic context for the analysis of cumulative aesthetic impacts is the areas adjacent to the proposed project site. The analysis accounts for all anticipated cumulative growth within this geographic area, as represented in Table 3-4 in Chapter 3 (Project Description).

Since the project would modify land that is currently undeveloped, the character of Central Park would be altered, which would result in a cumulatively considerable impact. Landscaping and open space would be provided, which would enhance the site's visual contribution to the surrounding park lands, and the project would not appear out of character when compared with surrounding land uses. However, the increase in development intensity of the project site, when compared with current uses, contributes incrementally to the visual degradation of the area in terms of reducing the amount of undeveloped open space within Central Park. This would be considered a significant cumulative impact of the proposed project.

Implementation of the proposed project would introduce new sources of light and glare into the project vicinity. Goldenwest Street is a heavily traveled roadway that is well lit, and the adjacent Sports Complex and associated surface parking lots include a significant amount of nighttime lighting. The existing lighting sources in the area would mask some of the additional lighting provided by the project, particularly with respect to spillage of light on surrounding undeveloped areas. The incremental increase

of nighttime security lighting from the proposed project would not contribute to a diminishment of the nighttime sky in the project area. In addition, no other substantial sources of glare exist in the project vicinity and no cumulative impact would occur with respect to glare. Cumulative light and glare impacts would be less than significant.

4.1.5 References

PBS&J, *Visual Resources Technical Report*, 2007.